

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
DECEMBER 19, 2012**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Rodriguez, Connor

ABSENT: Tak, Shafer, Zuniga

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

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|-----------------------|---------------------------|
| 1. Case No. 2012-346 | 943 S. Alamo |
| 2. Case No. 2012-330 | 330 Lamar |
| 3. Case No. 2012-341 | 1032 S. Alamo |
| 4. Case No. 2012-343 | 300 Blue Star |
| 5. Case No. 2008-074 | 119 E. Craig Pl. |
| 6. Case No. 2012-345 | 701 E. Pyron |
| 7. Case No. 2012-342 | 1220 E. Houston |
| 8. Case No. 2012-349 | 202 Devine |
| 9. Case No. 2012-339 | 300 Blk. Of W. Kings Hwy. |
| 10. Case No. 2012-347 | 276 North Drive |
| 11. Case No. 2012-350 | 235 Losoya |
| 12. Case No. 2012-337 | 250 Quentin Dr. |
| 13. Case No. 2012-335 | 115 W. Josephine |

Commissioner Carpenter pulled items 5 and 9 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to approve the remaining cases on the Consent Agenda with staff recommendations.

AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

5. HDRC NO. 2008-074

Applicant: Steven Land Tillotson, Kell Munoz Architects

Address: 119 E. Craig Pl.

The applicant is requesting a Certificate of Appropriateness for approval to substitute a cream colored CMU block for the previously approved Cordova Cream limestone as the exterior material on the retaining walls and exterior columns on the new science building at Keystone School.

The applicant for this request met with the Design Review Committee on November 27, 2012, to discuss this proposed change of materials. The committee found that the change was very minor and would not have a significant impact on the overall appearance of the new building. The committee recommended that the change in materials be approved.

A. Staff concurs with the findings of the Design Review Committee, that this proposed change from the previous approval will have a very minor effect on the appearance of the new science building.

B. Staff finds that the proposed cream colored CMU is consistent in terms of color with the Cordova Cream limestone that was previously approved by the HDRC and with the Historic Design Guidelines for New Construction regarding complementary materials.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez to approve as submitted.

AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

9. HDRC NO. 2012-339

Applicant: Jeremy Hanzlik, PE

Address: 300 Blk. Of W. Kings Hwy.

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install drainage grates along the 300 block of W. Kings Hwy in the Monte Vista Historic District. These grates will be part of Bexar Country's San Pedro Huisache Phase III project which includes construction of an underground sewer drain system to alleviate flooding along San Pedro Avenue near Mark Twain Middle School. There will be six grates installed on this block of W. Kings Hwy between San Pedro and Belknap. Each grate is approximately 6' long (parallel to the curb) and 3' wide. The existing sidewalks will be not be modified as a result of this project.

2. Install approximately 500 feet of storm sewer beneath the roadway on the 300 block of W. Kings Hwy. The pipe will be 48" in diameter with a minimum of 4 feet cover. Trenching will be required to install this pipe. The existing curbs at the street edge will be removed. New curbs will be constructed to match the original in terms of profile and color and affected driveways will be repaired after the installation of the pipe. The existing roadway asphalt and base materials will be replaced.

A. This project was originally much broader in terms of scope and was scaled back in an effort to address concerns raised by many of the residents of the historic district.

B. This block of W. Kings Hwy has curbs and sidewalks in a pink colored concrete. The existing curbs at the street edge have a unique square profile. These elements are considered character defining features of the streetscape in the Monte Vista Historic District. They are also largely intact throughout the block. These characteristic elements should be retained and preserved, in accordance with the Historic Design Guidelines for Site Elements, Sections 4 and 5, regarding residential streetscapes and curbing, referenced above.

C. The sidewalks at all four corners of the intersection of W. Kings Hwy and Belknap feature a unique circular pattern with grass or plantings in the center. These features are contributing to the character of the district and the streetscape and should be retained and preserved, in accordance with the Historic Design Guidelines for Site Elements Section 5 and with the UDC Section 35-646.a, referenced above.

D. This project will not impact or require alteration of the existing sidewalks along W. Kings Hwy between Belknap and San Pedro and staff finds that the existing sidewalks should be protected and retained, consistent with the Historic Design Guidelines for Site Elements, Section 4, referenced above.

1. Staff recommends approval as submitted based on the findings above that the existing sidewalks will not be altered.

2. Staff recommends approval with the stipulation that the existing curbs be measured and documented and that the new curbs match the original in terms of material, design, profile shape, dimension and color.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez to approve with staff's recommendation and the additional stipulation that a mock up be provided. The applicant should be mindful of dust created by the stabilization process.

AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

14. HDRC NO. 2012-331

Applicant: Jim Poteet

Address: 114 Camp Street #301

The applicant is requesting a Certificate of Appropriateness for approval to remove an existing steel window located on the 3rd story of the south façade of the Camp Street Lofts and infill the opening with double-wythe brick to match the existing brick in detail and mortar color. Matching bricks salvaged from the site would be used to produce the infill.

A site visit for this case was conducted on December 6, 2012 by 3 members of the Design Review Committee and 2 members of the HDRC. At that meeting, it was noted that numerous window infills had previously occurred at various locations on the south and west facades. The intent of this infill is to allow for the concealing of exposed piping that is located just inside the window identified for infill. The applicant agreed at that time that, if this original window was removed, then it would be stored in a predetermined location on site. The Design Review Committee recommended approval of the infill provided that this stipulation was met.

- A. The existing steel windows of the Camp Street Lofts are a character-defining feature of the structure.
- B. The proposed infill is located on the south façade of the Camp Street Lofts, and although considered to be at the rear of the building, is highly visible from South Alamo Street.
- C. Windows on the west façade have been previously filled in with matching brick.
- D. Some openings on the 5th and 6th floors on the south façade have also been filled in with brick, but are contained within a localized group. The additional proposed infill would be located apart from this group and would disrupt the current fenestration pattern found on the south façade.
- E. The proposed infill of a single, isolated window would set a precedent for further modifications to individual condos which have the potential to disrupt the current fenestration pattern of the building exterior.
- F. Generally, windows should be preserved in place to be consistent with the Guidelines for Exterior Maintenance and Alterations, 6.A.
- G. The proposed infill would constitute a substantial alteration to the exterior of the structure, and that a less invasive alternative, such as blocking the window from the interior or enclosing the exposed piping with drywall, would be a more appropriate solution.

Staff does not recommend approval based on these findings.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez to approve with the stipulation that the window will be stored.

AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

15. HDRC NO. 2012-340

Applicant: Jose Salame

Address: 532 Devine

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 300 sq. ft. rear addition. The proposed addition will extend 10' behind the existing structure. It will have a pier and beam foundation, similar to the existing structure. All materials will match existing. New windows will be wood frame and there will be an exterior double glass door with blinds.
2. Re-roof the existing house and the new addition with standing seam metal.

- a. Although metal is not a common material for Craftsman style houses such as this one, many Craftsman style houses in the Lavaca Historic District have metal roofs.
- b. The proposed rear addition is small, will match existing materials and extend the roof of the main house and therefore will not overwhelm the original house.
- c. New work shall be differentiated from the old, and according to Chapter 3 of the Design Guidelines, a setback or recessed area should be used to provide a clear visual distinction between the old and new building forms.
- d. New additions should be constructed in a manner so that if removed in the future, the essential form and integrity of the house would remain. The proposed addition includes the demolition of the rear wall of the original house. Although the rear wall has lost almost all its siding due to previous modifications, an original window and door opening remain and should be preserved.

1. Staff recommends approval with the following stipulations:

- a. The existing rear wall is incorporated into the new interior layout
- b. All remaining siding and window are salvaged and reused if possible
- c. The new addition is set back at least 6" from the main house so that the new walls are not flush with the existing walls.

2. Staff recommends approval with the stipulation that the new roof not incorporate a ridge cap vent as is common with new standing seam metal roofs, rather the roof should have ridges that are no more than 2" high and panels that have a width of 18-21".

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to approve with the following stipulations:

- Any historic windows be salvaged and re-used if possible
- Rear wall be expressed through a beam that replaces the wall
- Trim piece on the exterior showing the distinction between the old and the new

Staff stipulations for item 2

AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

16. HDRC NO. 2012-336

Applicant: Janyce R. Sisson

Address: 218 Camargo

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Re-configure existing openings around the structure. Replace existing front door openings with salvaged wood frame single light fixed windows to be approximately the same width as the opening and to match window sills on adjacent windows. Replace existing window opening with a wood door to be approximately the same width as the existing opening.

Replace existing back door opening with a salvaged wood frame one over one single hung window to be approximately the same width as the existing opening and match the sill height to adjacent windows.

2. Construct a wood deck, 3' off the ground to the side and back of the structure to serve as a landing for the two exterior doors.

3. Construct a 9'x7' utility room lean-to rear addition. The new addition will match the original siding on the house. It will have a standing seam metal roof to match existing.

4. Replace existing standing seam metal roof in kind to match existing. Repair wood siding, fascias and soffits.

5. Install metal skirting. The proposed skirting will be either salvaged metal roofing material or corrugated metal.

A. Work was begun without a Certificate of Appropriateness or appropriate permits.

B. A member of the staff visited the property on December 7, 2012. At that time, the roof had already been replaced, the building had been raised on a new pier and beam foundation, openings for the new windows and doors had been framed, the original siding was still on site and protected in order to be re-used, and a partial deck had been built at the back of the structure.

C. According to the Sanborn Fire Insurance Maps and the City Directories, the structure was built between 1911 to 1924, around the same time as the main house which has a Craftsman style. It originally had a front porch and a small porch to the rear.

D. Based on photographic evidence, the house originally had two windows and two doors to the front, two windows on each side and two doors to the back. It had a lean to structure at the rear. Windows were most likely one over one double hung windows that matched the windows on the main house. It is severely deteriorated, most of the original doors and windows are either missing or in extremely bad condition, the foundation sunk and a tree is growing into the side of it.

E. The removal of distinctive materials, features and spatial relationships that characterize a building should be avoided. In a building with not much architectural detail, fenestration pattern becomes highly important since it is the most evident feature defining characteristic of the structure. It was typical of small houses of the time to have two front doors for ventilation purposes. Re-locating the main entrance to the building from the front to the side of the structure, will greatly diminish the integrity of the house and cause adverse effect to the configuration of the front façade.

F. Windows are character defining features of a house and should be repaired rather than replaced. If windows are damaged beyond repair, they should be replaced in kind to match existing in size, type, configuration, material, form, appearance, and detail. Fixed wood windows with single divided lights are not an appropriate in kind replacement for one over one double hung wood windows.

1. Staff recommends approval with the following stipulations:

A. The main entrance is kept to the front of the building

B. The front façade keeps the two door openings

C. The front windows are replaced with one over one wood windows to match the proposed windows on the other sides of the structure and not single light fixed windows.

2. Staff does not recommend approval as submitted. Staff recommends approval of a front and back deck that would match the original configuration of the home.

3-5. Staff recommends approval as submitted.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to approve item 1 with the following stipulations: 1) the two center openings are replaced with doors and 2) the flanking windows remain in place or use the single light.

Approval of items 2 – 5 with staff stipulations.

AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

17. HDRC NO. 2012-344

Applicant: Beaty Palmer Architects, Inc.

Address: River Walk – Areas 15 and 17

The applicant is requesting a Certificate of Appropriateness for conceptual approval to perform repairs and alterations at various locations within Areas 15 and 17 of the RiverWalk. The improvements are intended to make this area of the RiverWalk more accessible, improving the overall pedestrian experience.

Repairs and alterations in Area 15 include:

- 1.Repair historic River walls and stone retaining walls;
- 2.Repaint existing railings;
- 3.RegROUT sidewalk joints and reset historic sidewalk panels;
- 4.Replace selected sidewalk panels with in-kind replacements;
- 5.Upgrade existing lighting, power, and electrical service, and install Christmas lighting circuits;
- 6.Install new flagstone paving;
- 7.Modify existing railings;
- 8.Install new stone curbing and raise height of existing curb;
- 9.Install new planter, fountain, light poles, and tree lights; and
- 10.Install new metal fence to enclose electrical panels.
- 11.Construct a new accessible pedestrian ramp and steps;
- 12.Construct a new elevator;
- 13.Modify existing stair and bridge and extend the existing stone structure anchoring the stair landing to support the new ramp;

Repairs and alterations in Area 17 include:

- 14.Repair historic River walls and stone retaining walls;
- 15.Repair stair treads/risers;
- 16.Repair and repaint existing railings;
- 17.Repaint existing painted walls;
- 18.Repair existing flagstone walk;
- 19.Relocate benches;
- 20.Upgrade existing lighting, power, and electrical service, and install Christmas lighting circuits;
- 21.Raise river wall to reduce slope in areas;
- 22.Salvage and reset historic sidewalk panels;
- 23.Install new stairs to the east of the Arneson River Theater;
- 24.Install new railings;
- 25.Install new concrete sidewalk panels, precast pavers, flagstone, and stone curbing;
- 26.Install new planter, metal trellis, seating, and tree lighting; and
- 27.Remove portion of existing ramp to reduce slope;

A site visit to this location was conducted by Staff and the Design Review Committee on November 27, 2012. At that meeting, it was noted that the current stair spanning the river barge dock area was not ADA compliant, and that this is the only remaining portion of the River Walk that is not fully accessible. The proposed ramp would be a significant new feature, add numerous structural components, and result in the full and partial removal of existing vegetation. The commissioners and staff expressed concern over the visual impact of the ramp, although it was agreed that an accessibility and wayfinding solution was needed for this portion of the River Walk, and that an alternative solution was not likely feasible. It was noted by the applicant that new architectural elements, such as the proposed elevator shaft, would respond to the existing modern aesthetic of the adjacent International Center, and would blend to avoid becoming visually prominent. Existing materials would be reused where possible, and the removal of the existing canopy as required by the construction of the ramp would be mitigated through new plantings. Overall, it was found that the applicant has done much research and is dedicated to the repairing and replicating of historic Hugman features in place. It was noted that the proposed alterations to the stair feature leading to La Villita should not be included in this project as the current stair did not create an accessibility or safety issue and did not warrant significant changes. It was also noted that the paving along the Arneson River Theater has been replaced on numerous occasions. As proposed, the new paving would be applied on top of the existing.

A. The proposed new construction will be easily differentiated from the old and is consistent with the Secretary of the Interior's Standards for Rehabilitation number 9. In the case of the River Walk, distinctive new construction should be made further compatible with adjacent River Walk elements in terms of materials and finishes. Overall, new construction should be distinguishable as new, and yet blended with historic conditions as to not create a visual distraction.

B. The proposed work introduces a more diverse palette of paving materials and will provide visual breaks to bring this portion of the River Walk to a more pedestrian scale consistent with UDC Section 35-673(g)(1). Furthermore, new paving will respond to historic precedent and photo documentation.

C. The proposed work does not include the removal, damaging, or concealing of any historic work by Robert Hugman, the CCC and WPA, Ethel Harris, or the National Youth Administration in accordance with UDC Section 35-670(b)(4)C.i.. Overall, proposed work will help to preserve historic features in place while improving accessibility, walkability, and site drainage.

D. The proposed lighting is scaled to enhance the pedestrian experience and is consistent with UDC Section 35-673(j).

E. The proposed pedestrian ramp will be an improvement to this portion of the River Walk in terms of wayfinding and disability access. Structural members for the ramp will be sized to have a minimal visual impact. Overall, the ramp will be simplistic and modern in design and will be easily distinguishable from nearby historic elements. However, special attention should be made to the final design to prevent the new structure from becoming a visual distraction away from historic elements located across the River.

F. The proposed pedestrian ramp is sited prominently on the River Walk, abutting the River itself. Extensive plantings and replacement canopy should be incorporated into the final landscaping scheme surrounding the ramp to tie the new structure into its surroundings. All landscaping should be done in accordance with UDC Section 35-673(e) and 35-673(f).

G. The proposed pedestrian ramp should be compatible with its surroundings by matching the concrete in tint and aggregate color to existing concrete features on the River Walk.

H. The proposed pedestrian ramp, being sited prominently on the water, should be mindful of the pedestrian experience. Additional landings located in portions that provide views over the water could improve the experience by providing overlooks to the River and should be considered in the final design.

I. The proposed elevator would better serve pedestrians on the street level if the doors faced to the south. This would also prevent queuing immediately in front of the existing entry to the International Center. On the river level, elevator doors facing west (as proposed) would be easily noticeable to those approaching from the bypass channel.

J. The proposed elevator would partially fill in existing glazing on the first level of the International Center, and would be a prominent feature on the southwest corner of the building at the street level. The proposed elevator should blend with the architecture of the International Center.

K. The proposed protective fencing along the northern walkway beneath the St. Mary's Street Bridge is necessary to screen existing electrical panels. The new fence should be located to have minimal impact on the pedestrian experience.

L. Site improvements to the Arneson River Theater provide some opportunity to restore the theater to its known historic condition. The proposed ashlar-cut stone pattern is consistent with historic conditions. The walkway along the Arneson could be further restored to its original state by reinstalling the turf strip between the walkway and the River's edge, and should be considered by the applicant.

Staff recommends conceptual approval of all items with the following stipulations:

1. A lush landscaping scheme that responds to the installation of the new ramp be developed.
2. Materials for the new ramp are compatible with existing materials on the River Walk.
3. The applicant shall provide a detail illustrating the placement and operation of the proposed elevator in relation to existing conditions on the street-level patio of the International Center for Final Approval.
4. The applicant shall explore feasibility of an elevator shaft that is angled to the southwest or an elevator that features both a south and west entry as an option for improving wayfinding.
5. The applicant shall explore additional ways to integrate the elevator shaft into the architecture of the International Center, such as extending the elevator shaft so that the roof can serve as a balcony for the 2nd story.

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6. The proposed protective fencing beneath the St. Mary's Street Bridge be limited to the area between the existing curved stone walls and designed to have minimal visual impact.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Barrera to grant conceptual approval with staff stipulations and the added stipulations that an alternative gate option for the proposed screening of the electrical panels be provided and that the ramp feature some levels of variation in either the handrails, landings, or materials.

Approval of items 2 – 5 with staff stipulations.

AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

18. HDRC NO. 2012-018

Applicant: Katherine Moltz

Address: 103 9th Street

Postponed until January 4, 2013.

- Meeting Minutes 8/1/12, 8/15/12, 9/5/12

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Barrera to approve meeting minutes as submitted.

AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 4:30 P.M.

APPROVED



Tim Cone
Chair